CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT ITEM – QUASI-JUDICIAL

ITEM 1 A report and recommendation on a proposed Dedication Plat at 2347 Reading Road in Mount Auburn. (Allen) (page 2)

CONSENT ITEMS – LEGISLATIVE

ITEM 2 A report and recommendation on proposed easements in the right-of-way abutting 3225-3227 Riverside Drive in the East End. (Allen) (page 5)

ITEM 3 A report and recommendation on proposed easements at 316 Reading Road in Pendleton. (Bere) (page 8)

ITEM 4 A report and recommendation on the proposed sale of two City-owned parcels abutting Regina Graeter Way and E. 67th Street in Bond Hill. (Bere) (page 10)

ITEM 5 A report and recommendation on the proposed vacation and sale of a portion of Monroe Street in Walnut Hills. (Weaver) (page 12)

ITEM 6 A report and recommendation on a proposed lease of City-owned property to Playhouse in the Park in Eden Park in Walnut Hills. (Juengling) (page 15)

DISCUSSION ITEMS – LEGISLATIVE

ITEM 7 A report and recommendation on the proposed installation of a Marian A. Spencer Statue at Smale Riverfront Park in the Central Business District. (Ellis) (page 43)

ITEM 8 A report and recommendation on a proposed zone change from RMX (Residential Mixed) and SF-4 (Single-family residential) to RM-2.0 (Multi-family residential) located at 3515 Madison Road and 3526 Madison Park Avenue in Oakley. (Ellis) (page 48)

OTHER BUSINESS

DIRECTOR’S REPORT

ADJOURN
Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed Dedication Plat at 2347 Reading Road in Mount Auburn.

GENERAL INFORMATION:
Location: The west side of Reading Road, running south from Kinsey Avenue

Petitioner: Bayer Becker
1404 Race Street, Suite 204
Cincinnati, Ohio 45202

BACKGROUND AND ANALYSIS:
Kingsley + Co. is developing a 113 room hotel at 2347 Reading Road. The property had been for sale for several years prior to this project. In order for the project to move forward, the existing sidewalk needs to be dedicated as public right-of-way.

The proposed Dedication Plat was prepared by Bayer Becker and it has been reviewed and approved by all reviewing agencies. It is located at 2347 Reading Road, running south from the southwest corner of Reading Road and Kinsey Avenue to the end of the property. It’s area is 0.0172 acres. The property is zoned Commercial Community-Auto Oriented (CC-A). The purpose is to facilitate the necessary width required to bring the existing sidewalk into the right-of-way.

CONSISTENCY WITH PLANS:
The proposed Dedication Plat is consistent with the University Impact Area Solutions Study (2016), within the Connectivity Goal to “Design and implement a safe and integrated pedestrian network” (page 79), by ensuring safety and accessibility of pedestrians.

The proposed Dedication Plat is also consistent with Plan Cincinnati (2012) within one of the Strategies of the Connect Initiative Area, which is to “Plan, design and implement a safe and sustainable transportation system” (page 135). The Dedication Plat will allow for the appropriate sidewalk width necessary to provide safe pedestrian movement around the site.

RECOMMENDATION:
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed Dedication Plat at 2347 Reading Road in Mount Auburn.

Respectfully submitted:

Michael Allen, Intern
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director
Department of City Planning
Honorable City Planning Commission  
Cincinnati, Ohio  

SUBJECT: A report and recommendation on proposed easements in the right-of-way abutting 3225-3227 Riverside Drive in the East End.

GENERAL INFORMATION:  
Location: The southwest corner of Riverside Drive and Wenner Street, facing Riverside Drive  
Petitioner: Platte Architecture + Design  
202 West Elder Street  
4th Floor  
Cincinnati, Ohio 45202

BACKGROUND AND ANALYSIS:  
The proposed easements are located at 3225 - 3227 Riverside Drive. The proposed easement plats were prepared by Dettmer Surveying. The properties are zoned Commercial Neighborhood – Mixed (CN-M). The existing sets of stone steps encroach 2.17 feet into right-of-way and run 6.35 feet across the side of the properties facing Riverside Drive. The building are being renovated, so this existing condition is being brought into compliance. The stone steps and new steel handrails will be needed to provide access to the buildings. They are each 13.780 square feet, totaling an area of 0.0003 acres.

The coordinated report was sent to all reviewing City departments for review and feedback on March 12, 2019. No departments objected, however some departments provided conditions or notes. Cincinnati Bell requires that underground telephone facilities remain in place, in service, and accessible. Greater Cincinnati Water Works indicated that lead service lines within the properties must be replaced with copper service lines.

CONSISTENCY WITH PLANS:  
The proposed easement plats are consistent with Plan Cincinnati (2012) within the Compete Initiative Area, particularly within the Strategy to “focus development on the existing centers of activity,” (page 116), by supporting the owner’s renovations within the area of the existing buildings.

RECOMMENDATION:  
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed easements in the right-of-way abutting 3225-3227 Riverside Drive in the East End.

Respectfully submitted:  

Michael Allen, Intern  
Department of City Planning

Approved:  

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Proposed Easements in Right-of-Way Abutting 3225-3227 Riverside Drive in East End

Step and Handrail Easements 1 & 2
13.78 square feet each
SUBJECT: A report and recommendation on proposed easements at 316 Reading Road in Pendleton.

GENERAL INFORMATION:
Location: 316 Reading Road
Applicant: DKB Architects
DKB’s Address: 52 Lynn Street, 3rd Floor, Columbus, OH 43215

BACKGROUND & ANALYSIS:
The City of Cincinnati has been requested to grant easements to the Sun Building Ltd. Partnership on two separate door swings encroaching in the public right-of-way (ROW) along existing entries to the building at 316 Reading Road in Pendleton that will be redeveloped. According to DKB Architects (applicant on behalf of Sun Building Ltd. Partnership) the requested easements will allow the utilization of existing doors on said building to be renovated and transformed from a daycare to a restaurant use which is permitted by CC-P, Commercial Community-Pedestrian, the current zoning on the site and the portion of the ROW the easements run. Since the property is within the Over-the-Rhine Local Historic District, any proposed development/use will need to meet the prescribed historic guidelines. The proposed renovation to the storefront and subsequent change in uses from a daycare to restaurant was approved by the Cincinnati Historic Conservation Board.

All City agencies consented to the door swing easements per Coordinated Report #33-2019. The Department of Transportation and Engineering (DOTE) consented to the easements within the ROW it controls and approved the easements after ascertaining that the door swings with the wide sidewalk width will not greatly impact pedestrians. Cincinnati Bell, who has existing facilities at this location, consented with conditions that their facilities should remain in place, in service, and able to be accessed. The easements will be granted for a sum of $55.00, which is fair market value as determined by the City’s real estate Division.

CONSISTENCY WITH PLAN CINCINNATI:
The proposed easements are consistent with a Goal identified in the Compete Initiative Area of Plan Cincinnati (2012) that emphasizes the City of Cincinnati to “foster a climate conducive to growth, investment, stability, and opportunity” (page 102). The Compete Initiative Area also states that the City should “target investment to geographic areas where there is already economic activity” (page 115). The Sustain Initiative Area also states that the City should “preserve our built history with new development incentives and regulatory measures” (page 197).

RECOMMENDATION:
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed easements at 316 Reading Road in Pendleton.

Respectfully submitted:

Felix F, Bere, AICP, Senior City Planner
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director
Department of City Planning
Door Swing Easements at 316 Reading Road in Pendleton

Legend
- Subject Property

Property Location
Honorable City Planning Commission  
Cincinnati, Ohio  

CPC ITEM # 4  
October 18, 2019  

SUBJECT: A report and recommendation on the proposed sale of two City-owned parcels abutting Regina Graeter Way and E. 67th Street in Bond Hill.

GENERAL INFORMATION:  
Location: Regina Graeter Way and E. 67th Street in Bond Hill  
Grantee: State of Ohio, Department of Transportation  
Grantee’s Address: 1980 West Broad Street, Columbus, Ohio 43223  

BACKGROUND AND ANALYSIS:  
The City of Cincinnati intends to sell City-owned parcels (74 WL1, WL2) located to the east side of Interstate 75 (I-75) abutting 1101 Regina Graeter Way and to the west side of I-75 (former Canal Street right-of-way) at the east terminus of E. 67th Street in Bond Hill to the Ohio Department of Transportation (ODOT) for the proposed ODOT Hamilton County Project (HAM-75-07.85). The proposed project consists of complete asphalt pavement reconstruction and widening of two and one quarter miles of I-75 with an additional northbound lane and a quarter mile of reconstruction and widening of State Route 562 in Hamilton County. The City’s Department of Transportation and Engineering (DOTE) wants a warranty transfer with limitation and a temporary construction easement.

All City agencies responded affirmatively to CR #108-2018. The City’s DOTE is involved in the sale and project and their consent signals no negative impact on the transportation network.

The State of Ohio Department of Transportation will pay a sum of $600.00 which is the fair market value determined by the Real Estate appraisal staff.

CONSISTENCY WITH PLAN CINCINNATI:  
The sale and associated proposed transportation improvement project is consistent with Plan Cincinnati (2012), particularly a strategy of the Connect Initiative Area, which states “Plan, design, and implement a safe and sustainable transportation system (page 135). The proposed project featuring an improved roadway network will benefit the community and commuters.

RECOMMENDATION:  
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed sale of two City-owned parcels abutting Regina Graeter Way and E. 67th Street in Bond Hill.

Respectfully submitted:  

Felix F. Berc, AICP, Senior City Planner  
Department of City Planning

Approved:  

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Sale of Parcels on Regina Graeter Way and E 67th St in Bond Hill
Honorable City Planning Commission  
Cincinnati, Ohio  

SUBJECT: A report and recommendation on the proposed vacation and sale of a portion of Monroe Street in Walnut Hills.

GENERAL INFORMATION:  
Location: Monroe Street west of Fowler Street  
Petitioner: Fowler Street Investments, Ltd.  
Petitioner’s Address: P.O Box 68109, Cincinnati, OH 45206

BACKGROUND AND ANALYSIS:  
The vacation plat was prepared by James D. Fago and is 0.105 acres, vacating a portion of City-owned right-of-way known as Monroe Street. The property is currently zoned Manufacturing General (MG) and is considered a paper street, where right-of-way is dedicated but an improved street does not exist.

Currently, Fowler Street Investments, Ltd. leases their property to Valley Interior Systems, Inc., which provides commercial construction services to the Tri-State area. It has over 280 employees and five locations throughout Ohio and Kentucky, with its home office and headquarters located at 2203 Fowler Street. In late 2017, Valley began exploring the possibility of adding onto the existing building at 2203 Fowler Street to keep up with its increasing workload. Upon beginning due diligence for the building expansion, Valley discovered the existence of the paper street and began the vacation process. The Real Estate Division of the Law Department has determined the fair-market value of the property is $6,275.00, which the applicant has agreed to pay. The property is not needed for any municipal purpose.

CONSISTENCY WITH PLANS:  
The proposed vacation and sale of a portion of Monroe Street is consistent with the Compete Initiative Area of Plan Cincinnati (2012), particularly within the Strategy to “Grow our own” by focusing on retention, expansion and relocation of existing businesses” (page 104). The vacation and sale will allow for an existing local business to expand their headquarters in Walnut Hills.

RECOMMENDATION:  
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed vacation and sale of a portion of Monroe Street in Walnut Hills.

Respectfully submitted:  

James Weaver, AICP, Senior City Planner  
Department of City Planning  

Approved:  

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Proposed Vacation and Sale of a Portion of Monroe Street in Walnut Hills

Subject Property: 0.105 acres

Legend

- Subject Property
- Owned by Fowler Street Investments, Ltd.
Honorable City Planning Commission  
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed lease of City-owned property to Playhouse in the Park in Eden Park in Walnut Hills.

GENERAL INFORMATION:
Location: 962 Mt. Adams Circle

Lessee: Playhouse in the Park
Lessee Address: 962 Mt. Adams Circle, Cincinnati, OH 45202

ATTACHMENTS:
Provided in addition to this report are the following attachments:

- Attachment A - Location Map
- Attachment B - Cincinnati Parks Report to Board of Park Commissioners
- Attachment C - Playhouse in the Park - Park Board Review Drawings

BACKGROUND AND ANALYSIS:
The City of Cincinnati is the owner of Eden Park, which is managed by Cincinnati Parks. The City is currently leasing the land area immediately surrounding the Marx Theater, parking structure, drive aisles and parking spaces, and walkways to Playhouse in the Park (as illustrated in the attached location map). The proposed expanded lease area is requested to accommodate plans for a new theater to replace the Marx Theater, an addition, and other site improvements.

The Board of Park Commissioners approved in concept entering into the new lease for the expanded leased area at is April 20, 2017 meeting with the condition that a final lease and design plans would require review and approval by the Board. The final proposed lease agreement includes a term of 99 years, with a base annual rent of $85,500 which is based on an appraisal. Any subsequent rent increases would be tied to new appraisals every 10 years thereafter to the then fair market rental value (FMV) of the property. Each rent adjustment is capped at 25% above the base rent that was in effect during the prior 10-year period. Therefore, the base rent would not increase by more than 25%. The annual rent amount is supported by a City-conducted appraisal and the amount will be used for maintenance of Eden Park. Additionally, the terms of the lease establish areas of the property which are the responsibility of Playhouse in the Park to maintain, and areas of the property which Cincinnati Parks will maintain (Attachment C - Page 8).

The Board of Park Commissioners will consider the final proposed lease and project design at their meeting on October 17, 2019.

CONSISTENCY WITH PLAN CINCINNATI:
The proposed lease of City-owned property to Playhouse in the Park is consistent with the Live Initiative Area, within the Goal to "Build a robust public life" (page 149), the Strategy to "Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (page 150), and the Action Step to "Make art an essential element of our public spaces and buildings" (page 151). The proposed lease will allow for the expansion of Playhouse in the Park, and for its continued integration into Eden Park.
RECOMMENDATION:
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed lease of City-owned property to Playhouse in the Park in Eden Park in Walnut Hills.

Respectfully submitted:

[Signature]
Andy Juengling, AICP, Senior City Planner
Department of City Planning

Approved:

[Signature]
Katherine Keough-Jurs, AICP, Director
Department of City Planning
Lease of City-Owned Property for Playhouse in the Park in Walnut Hills

Legend
- Current Leased Premises
- Proposed Leased Premises
Date: October 17, 2019

To: Board of Park Commissioners

From: Kara Kish, Interim Director

Subject: Playhouse in the Park Lease

Background
At its April 20, 2017 meeting the Board approved in concept entering into a new lease with the Playhouse in the Park which encompassed a larger lease area to accommodate the Playhouse plans for a new theater to replace the Marx Theater and other improvements. One of the conditions of this approval was to bring a final lease to the Board for approval. A new lease has been negotiated and it is before the Board for approval.

Description
The Board approved the concept of the expanded lease area with the understanding that the new lease would be for 99 years, and that the Playhouse would provide Parks approximately $84,000 annually as rent derived from a ticket surcharge. It was further stated that the Board would continue to have at its disposal one free performance per year and that two trees would be planted for every tree lost due to the project. The specific conditions the Board placed on this conceptual approval are the following:

- Final design plans would be reviewed by the Board
- Final lease language would have to be approved by the Board
- The Playhouse had to present plans to the Mt. Adams community

The plans were presented to and approved by the community and the lease language is attached to this report. Design plans are almost finalized and are also attached.

After months of negotiation the lease has been finalized. Key conditions of the lease are as follows:

- Term: 99 years
- Rent: Base rent was established and not tied to ticket sales.
The base rent is $85,000 and is based on an appraisal. Rent increases are tied to new appraisals every 10 years and are capped at 25% of FMV.

- Site Maintenance/Operations: A map attached to the lease depicts the areas that the Playhouse is to maintain and the areas that Parks will maintain.

- Free performance: For several years the annual benefit performance at the Playhouse has been reserved for the Parks Foundation. This will continue.

- Timeframe: There are set timeframes for the Playhouse to carry out its project.

- Future further expansion: The lease area includes the existing playground but any future expansion of the Playhouse into this area requires Board approval and requires that the Playhouse fund a replacement playground in Eden Park at an approved site.

Findings
The new lease accommodates the needs of the Playhouse for their expansion project as well as protecting park interests. The annual rent amount is supported by a City-conducted appraisal and will be used for maintenance of Eden Park.

Recommendation
Staff recommends that the Board approve the project design and the lease.
KEY:
- Existing Poor Quality or Dead
- Tree to Be Removed (23 trees out of 51 total trees to be removed)
Honorable City Planning Commission  
Cincinnati, Ohio

October 18, 2019

SUBJECT: A report and recommendation on the proposed installation of a Marian A. Spencer Statue at Smale Riverfront Park in the Central Business District.

GENERAL INFORMATION:
Location: Smale Riverfront Park, 166 W. Mehring Way Cincinnati, OH 45202
Petitioner: Cincinnati Park Board
Petitioners address: 950 Eden Park Drive, Cincinnati, Ohio 45202

BACKGROUND:
The Marian A. Spencer Statue Committee of the Women’s City Club of Greater Cincinnati is seeking to place a statue honoring the late Marian A. Spencer at Smale Riverfront Park. An artist has been selected and fundraising has started, which will pay for the creation, installation, and future maintenance of the memorial. The group has deemed it appropriate that Marian Spencer should be honored with the first “named” woman statue in Cincinnati.

Marian Spencer (1920-2019) was a pioneering figure in the civil rights movement in Cincinnati as well as a civic leader. She helped achieve integration of YWCAs nationally, and locally, she achieved the integration of the Coney Island Amusement Park, the University of Cincinnati’s College Conservatory of Music, and the University of Cincinnati dormitories. She was also the primary force behind the Cincinnati School Board’s development of an integration plan.

Ms. Spencer was the first African American woman elected to City Council and was the City’s Vice Mayor. Additionally, she was the first African American woman on the University of Cincinnati’s Board of Trustees and President of the Woman’s City Club, and was also the first female president of the National Association for the Advancement of Colored People (NAACP).

The Marian A. Spencer Statue Committee of the Women’s City Club of Greater Cincinnati wishes to honor Ms. Spencer with a statue of her likeness placed in a position of prominence in the community. The statue would consist of three bronze life-size figures composed of Ms. Spencer and two children linking hands. The site proposed is at the south end of the Women’s Committee Garden at Smale Riverfront Park. Descriptive information about the statue and about Ms. Spencer’s life would be engraved in the granite seat wall at the site which is a similar treatment to the names of the Garden donors.

The sculptors that have been selected are Gina Erardi and Tom Tsuchiya. Tom Tsuchiya is a noted local sculptor whose work includes bronze statues at the Great American Ballpark and plaques at the National Baseball Museum in Cooperstown.

ANALYSIS:
According to a memo from the Cincinnati Park Board, the proposed placement of the memorial at the southeast corner of the Women’s Committee Garden at Smale Riverfront Park is appropriate and will work well for the statue. Engraved messaging in the existing granite seat walls is also appropriate and will avoid having to create free-standing signs. The statue, as proposed, would depict Ms. Spencer as the 1984 Vice Mayor greeting two children and forming a semi-circle. All members of the public would be able to hold hands with the statues and “complete” the circle.
The Committee of the Women's City Club of Greater Cincinnati has pledged to raise the necessary funding to pay for the creation of the memorial, installation, and future maintenance as mentioned previously. It has also noteworthy that this would be the first statue in Cincinnati created to honor a woman.

The Cincinnati Park Board recommended approval of the design and placement of the proposed statue on September 19, 2019.

**ROLE OF THE CITY PLANNING COMMISSION:**
The relevant parts of the Charter of the City of Cincinnati are listed below:

Article VII, Section 3 of the Charter of the City of Cincinnati:

"The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and **public improvements, of public buildings and other public properties**, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities."

Article VII, Section 4 of the Charter of the City of Cincinnati:

"The commission shall have the power to control the marking of historical landmarks; to control, in the manner provided by ordinance of the council, the **location of statuary and other works of art which are or may become the property of the city**, and the removal or relocation of any such works belonging to the city."

**PUBLIC NOTIFICATION:**
Notice was sent to the Downtown Residents Council on October 7, 2019. No correspondence has been received to date.

**CONSISTENCY WITH PLAN CINCINNATI:**
The installation of the statue is consistent with the Live Initiative Area of Plan Cincinnati (2012) and the Strategy to "develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (page 151) and the Action Step "to make art an essential element of our public spaces and buildings" (page 151). The Plan further states that:

"Art has always been a component of our public spaces and buildings, helping to make our city distinctive. We will increase opportunities for temporary public art installations as well as making permanent public art an essential element of our public spaces and buildings. Public Art can come in many forms, inclusive of but not limited to performance and visual. The role of art in the public realm should be focused on creating an engaging experience" (page 151).
The development and maintenance of public art is a priority within Plan Cincinnati, for both the short- and long-term. The Plan promotes the facilitation of public and private partnerships to create and capitalize on opportunities for public art installations.

**RECOMMENDATION:**
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** the installation of a Marian A. Spencer Statue at Smale Riverfront Park in the Central Business District.

Respectfully submitted,

Jared Ellis, City Planner
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director
Department of City Planning
Proposed Marian Spencer Statue in Smale Riverfront Park in the CBD

Women's Committee Garden

Legend

- - - Park Boundary
Figure 1 Proposed statue configuration

Figure 2 Proposed statue rendering
Honorable City Planning Commission  
Cincinnati, Ohio  

October 18, 2019

SUBJECT: A report and recommendation on a proposed zone change RMX (Residential Mixed) and SF-4 (Single-family residential) to RM-2.0 (Multi-family residential) located at 3515 Madison Road and 3526 Madison Park Avenue in Oakley.

GENERAL INFORMATION:
Location: 3515 Madison Road and 3526 Madison Park Avenue, Cincinnati, OH 45209
Petitioner: Circle Development, LLC 10988 Deerfield Road, Blue Ash, OH 45242

ATTACHMENTS:
Provided in addition to this report are the following attachments:
• Exhibit A – Proposed Zone Change Map
• Exhibit B – Zone Change Legal Descriptions
• Exhibit C – Preliminary Site Plan
• Exhibit D – Proposed Design Renderings
• Exhibit E – Coordinated Site Review (CSR) Comments
• Exhibit F – Public Correspondence
• Exhibit G – Oakley Community Council Letter

BACKGROUND:
Located at the corner of Madison Road and Ridge Avenue is the site of the former Oakley Masonic Lodge property. The property was sold in 2018 and a previous attempt to develop this site as a dense multi-family project in 2018 was unsuccessful. On June 4, 2019 the property was sold to Circle Development (the petitioner for the proposed zone change). In addition to the former Masonic Lodge site at 3515 Madison Road, the petitioner also purchased the adjacent property at 3526 Madison Park Avenue. The petitioner plans to consolidate the parcels into one property as a single development site. As the two parcels are in two different zoning districts, the petitioner is requesting a zone change for the entire site.

The zone change being requested by the petitioner is a change from the current RMX (Residential Mixed) zone at 3515 Madison Road to RM-2.0 (Multi-family residential) zoning and a change from the current SF-4 (Single-family residential) zone at 3526 Madison Park Avenue, also to RM-2.0 (Multi-family residential) zoning. The zone changes are being requested by the petitioner to allow for the construction of a multi-family residential development of more than four units. Both the current RMX (Residential Mixed) and the SF-4 (Single-family residential) do not allow for multi-family buildings of four or more units to be constructed, and this is why the zone change to the RM-2.0 (Multi-family residential) zone is being requested.

PROPOSED DEVELOPMENT:
Circle Development is proposing to build between eighteen and twenty rental units distributed among five buildings on the subject property as a single multi-family development. Each three-story rental unit would have its own two-car garage. Four of the units would be three-bedroom units of approximately 2,000 square foot each. Fifteen of the units would be two-bedroom units consisting of approximately 1,750 units each. The proposed buildings would be built around a central courtyard that contains a landscaped island and additional parking for resident guests.
If the zone change is approved, the proposed construction would have to conform to the guidelines set forth in the Cincinnati Municipal Zoning Code for new construction in a RM-2.0 (Multi-family residential) zoning district. Any deviation from these guidelines will require associated variances to be obtained through the Zoning Hearing Examiner, which are noted in the Coordinated Site Review (CSR) letter. A variance will need to be obtained to allow more than one building on one parcel, since the applicant does not intend to subdivide the property for each building.

**ADJACENT LAND USE AND ZONING:**
The proposed zone change area contains two parcels which are both owned by Circle Development, LLC. The site in its entirety is approximately 0.981 acres in size. The existing zoning and land use surrounding the subject site is as follows:

**North:**
- **Zoning:** Commercial General-Auto (CG-A)
- **Existing Use:** Gas station with mini-mart

**East:**
- **Zoning:** Residential Mixed (RMX) and Single-family residential (SF-4)
- **Existing Use:** Residential, single-family and two-family homes

**South:**
- **Zoning:** Single-family residential (SF-4)
- **Existing Use:** Residential single-family homes

**West:**
- **Zoning:** Manufacturing General (MG)
- **Existing Use:** Duke Energy Ohio, electrical infrastructure

**ANALYSIS:**
Title XIV of the Cincinnati Zoning Code establishes the purposes and standards for each the existing and proposed zoning districts. Below is an outline of the proposed differences between the existing RMX and SF-4 districts and the proposed RM-2.0 zoning district.

<table>
<thead>
<tr>
<th>District</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Use</strong></td>
<td>Mix of lot sizes and house types at moderate densities (one to three dwelling units).</td>
<td>Moderately high density single-family housing, minimum lot size is 4,000 square feet. - Medium density mix of residential housing, predominantly duplexes and multi-family.</td>
</tr>
<tr>
<td><strong>Purpose Behind Zone Change Request</strong></td>
<td>Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.</td>
<td>New construction of multi-family homes is not permitted in this zone. - The scale of buildings is generally similar to a large single-family home on a small lot. Where land is assembled, the same scale should be maintained.</td>
</tr>
</tbody>
</table>

The subject properties are currently zoned SF-4 (Single-family residential) and RMX (Residential Mixed) which allows for single-family and up to four-family dwelling units respectively. The petitioner is proposing to develop eighteen to twenty multi-family residential units amongst five separate buildings. The existing parcels owned by the applicant, currently zoned SF-4 (Single-family residential) and RMX (Residential Mixed), would be consolidated into one parcel zoned RM-2.0 (Multi-family residential) The development, as proposed, would not be permitted under the current RMX (Residential Mixed) zoning as it does not allow for more than three dwelling units.
Additionally, the parcel located at 3526 Madison Park Avenue, zoned SF-4 (Single-family residential), does not permit a multi-family development as proposed. The zone change being requested, the RM-2.0 (Multi-family residential) does permit multi-family dwellings that are being proposed by the developer. Furthermore, the RM-2.0 (Multi-family residential) district building scale is generally similar to a large single-family home on a small lot, allowing for higher density while also providing for a transitional zone from the existing single-family homes on Madison Park Avenue. The density and scale of the proposed development in the requested zone change is appropriate for the intersection of two major arterial roads, Madison Road and Ridge Avenue, and no curbs cuts are being proposed on either street. Allowing more than one building to be placed on a single parcel will require a variance from the Zoning Hearing Examiner, as there is no subdivision of parcels being proposed.

COORDINATED SITE REVIEW:
The proposed development and zone change was reviewed as a Preliminary Design Review by the Coordinated Site Review Advisory Team on August 27, 2019 (CPRE190066). The petitioner has received a copy of the comments from each Department that was sent out on August 28, 2019 (Exhibit D). Several Departments had comments regarding requirements that would need to be satisfied prior to permitting. However, there were no objections to the proposed zone change or property use. The project will need to go through an additional Coordinated Site Review with additional project detail, at which point City Departments will be able to provide more detailed feedback on the proposed plans. Due to the fact that the proposed development will need to be reviewed again as a Development Review, staff feels that is appropriate to recommend the zone change based on the information provided during the Preliminary Design Review.

PUBLIC COMMENT:
The Department of City Planning held a public staff conference regarding the proposed zone change on September 17, 2019. Notices were sent to all property owners of record within a 400-foot radius of the subject properties, along with the Oakley Community Council and the applicant. Correspondence was received prior to the staff conference that was relayed to the developer (Exhibit E). Attendees at the staff conference included five residents, the development team, and the Oakley Community Council president. Concerns that were raised during the meeting included potential increases in traffic, parking, and architectural style of the proposed construction. A letter of support was received from the Oakley Community Council (Exhibit F). In the letter, the support of the Oakley Community Council is contingent on the applicant “making the best effort to maintain current oak trees on the property” which the applicant has indicated that they will do. Notice of the City Planning Commission was sent out on September 30, 2019. No additional correspondence has been received to date.

CONSISTENCY WITH PLANS:
The proposed zone change is consistent with the Oakley Master Plan (2019), specifically within the Managing Our Future Growth Focus Area and the Goal 1 to “assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (page 80) and the Action Steps to “evaluate the appropriateness of the existing zoning map for vacant and underutilized properties” and to “identify a realistic maximum density for multi-family development so that adequate space is provided for off-street parking and landscaping” (page 81). The proposed zone change and subsequent construction would allow for the development of the currently vacant and under-used Oakley Masonic Lodge site. The multi-family dwelling units, as proposed, would provide parking for residents with guest parking provided off-street in the central courtyard.
The proposed zone change is also consistent with Plan Cincinnati (2012), particularly within the Live Initiative Area and Goal 2 to “create a more livable community” and the Strategy to “Support and stabilize our neighborhoods (page 160). It is also consistent with the Live Initiative Area’s Goal 3 to “provide a full spectrum of housing options, and improve housing quality and affordability” (page 164). The proposed zone change would permit the construction of new two- and three-bedroom residential units that would provide more opportunities for residential growth in the Oakley neighborhood.

CONCLUSIONS:
The staff of the Department of City Planning supports the proposed change in zoning for the following reasons:

1. The proposed zone change is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts;
2. The proposed zone change is consistent with the Oakley Master Plan (2019) and the Goal and Action Steps as previously mentioned; and
3. The proposed zone change would allow a multi-family development that will introduce more housing into the neighborhood, which is consistent with the Plan Cincinnati (2012) Live Initiative Area’s Goal to, “provide a full spectrum of housing options, and improve housing quality and affordability”.

RECOMMENDATION:
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change RMX (Residential Mixed) and SF-4 (Single-family residential) to RM-2.0 (Multi-family residential) located at 3515 Madison Road and 3526 Madison Park Avenue in Oakley.

Respectfully submitted:  

Jared Ellis, City Planner  
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Proposed Zone Change from RMX and SF-4 to RM-2.0 at the former Masonic Lodge in Oakley

Change from RMX to RM-2.0

Change from SF-4 to RM-2.0

Legend

- Proposed Zone Change Area
LEGAL DESCRIPTION
AREA TO BE REZONED
1.1201 ACRES

SITUATE IN SECTION 22, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MADISON PARK AVENUE AND CAMBERWELL ROAD; THENCE ALONG THE CENTERLINE OF MADISON PARK AVENUE, SOUTH 59°31'00" WEST, 632.00 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE CENTERLINE OF MADISON PARK AVENUE THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 59°31'00" WEST, 82.89 FEET A POINT AND NORTH 88°51'00" WEST, 225.71 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF MADISON PARK AVENUE, NORTH 01°09'00" EAST, 75.00 FEET TO A POINT; THENCE NORTH 43°39'13" EAST, 317.22 FEET TO A POINT; THENCE SOUTH 00°01'00" WEST, 141.92 FEET TO A POINT; THENCE NORTH 59°31'00" EAST, 2.61 FEET TO A POINT; THENCE SOUTH 30°29'00" EAST, 146.66 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 1.1201 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FILE:19-0061.LD1-1.1201AC
LEGAL DESCRIPTION
AREA TO BE REZONED
1.1201 ACRES

SITUATE IN SECTION 22, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MADISON PARK AVENUE AND CAMBERWELL ROAD; THENCE ALONG THE CENTERLINE OF MADISON PARK AVENUE, SOUTH 59°31'00" WEST, 632.00 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE CENTERLINE OF MADISON PARK AVENUE THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 59°31'00" WEST, 82.89 FEET A POINT AND NORTH 88°51'00" WEST, 225.71 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF MADISON PARK AVENUE, NORTH 01°09'00" EAST, 75.00 FEET TO A POINT; THENCE NORTH 43°39'13" EAST, 317.22 FEET TO A POINT; THENCE SOUTH 00°01'00" WEST, 141.92 FEET TO A POINT; THENCE NORTH 59°31'00" EAST, 2.61 FEET TO A POINT; THENCE SOUTH 30°29'00" EAST, 146.66 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 1.1201 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
SITE PLAN

Madison Park Townhomes
0.981 Acres

19 units, 3 story, each with 2 car garage
- (4) 3-Bedroom Units, Approx. 2,000 sf ea.
- (15) 2-Bedroom Units, Approx. 1,750 sf ea.

Exterior materials:
- Brick
- Stone
- Stucco
- Fiber Cement
PERSPECTIVE
MATERIALITY

BRICK
STONE
FIBER CEMENT SIDING
FIBER CEMENT PANEL - 1
FIBER CEMENT PANEL - 2
FIBER CEMENT PANEL - 3
STUCCO
EXHIBIT E

August 28, 2019

Mr. Graham Kalbli
New Republic Architecture
433 E. 13th Street, Suite Comm-1
Cincinnati, Ohio 45202

Re: 3515 Madison Road | The Red Corner (P) – (CPRE190066) Initial Comments and Recommendations

Dear Mr. Kalbli,

This Preliminary Design Review letter informs you that our Advisory-TEAM has reviewed your proposed project at 3515 Madison Road in the community of Oakley. We hope that the information provided below will help you move forward with your project. Please see our initial feedback listed below. We strongly recommend that you return to us for either a Development Design Review or Technical Design Review before you get ready for permitting. Thank you for developing within the City of Cincinnati.

City Planning Department
Immediate Requirements to move forward with project:
   1. Application for Zone Change from SF-4 and RMX to RM-2.0 has been received and is currently being reviewed by City Planning.

Requirements to obtain Permits:
   1. Establish date for public staff conference with City Planning and property owners within 400'

Recommendations:
   1. Meet with Oakley Community Council to build awareness of project.
   2. Consolidate all parcels within Zone Change area.

Contact:
   • Jared Ellis | City Planning | 513-352-4843 | jared.ellis@cincinnati-oh.gov

Buildings & Inspections – Zoning
Immediate Requirements to move forward with project:
   1. Per the questionnaire, if both parcels are rezoned to RM-2.0, the combined Lot area of 41,905 sf would support 20 units. The following variances would be required:
      o Front Yard setback variance (20' required at Ridge Road)
      o Corner Side Yard setback variance (10' required at Madison and Madison Park)
      o Side Yard setback variance (17' total required)
      o Rear Yard setback variance (35' required)
      o Buffer Yard Special Exception to eliminate required 10' open space at SF boundary

Requirements to obtain Permits:
   • None

Recommendations:
1. Refer to City Planning on rezoning recommendations.

Contact:
- Douglas Owen | ZPE | 513-352-2441 | douglas.owen@cincinnati-oh.gov

Metropolitan Sewer District (MSD)
Immediate Requirements to move forward with project:
- None

Requirements to obtain Permits:
1. A PTI from the OEPA will be required for sewer relocation. Please contact Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 for assistance.
2. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations.
3. An approved site utility plan will be required for each residence to receive approved permit.

Recommendations:
- None

Contact:
- Jim Wood | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)
Immediate requirements to move forward with project:
- None

Requirements to obtain Permits:
1. Detention will be per MSD requirements. SMU will review.
2. Not at this time.
3. No. This project will not be allowed to sheet flow onto Madison Park Ave.
4. Drawing Comments: Need site and utility plans.

Recommendations:
- None

Contact:
- Saidou Wane | SMU | 513-591-7746 | saidou.wane@cincinnati-oh.gov

Water Works
Immediate requirements to move forward with project:
- None

Requirements to obtain Permits:
1. The subject development property is receiving water service from the existing 1-inch water service branch (H-83315) connected to existing 16-inch public water main in Madison Road.
2. Owner(s)/Developer(s) must abandon all unused water service branches.

Recommendations:
1. Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed, bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. Owner(s)/Developer(s) will need to fill out Greater Cincinnati Water Works paperwork to abandon all unused branches.

Contact:
- Jim O'Shea | WaterWorks | 513-591-7860 | jim.O'Shea@gcww.cincinnati-oh.gov

Fire Department
Immediate Requirements to move forward with project:
1. Confirm that the closest two hydrants have fire flows of at least 1000 GPM at 20 PSI.

Requirements to obtain Permits:
1. Show any parking related to site along with fire department access hydrants that are within 400 feet from all parts of the structure.
2. For this structure confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.
3. Closest hydrants are located at 4541 Orkney Ave, 3543 Madison Park Place, 3602 Madison Road
4. The Fire Department needs to have access to three sides of each structure for firefighting operations.
5. Show any parking related to site and fire department access to three sides of each structure
6. Security gates are subject to approval by fire, gates for access roads are to be 20 feet in width.
7. Post indicator valves cannot be more than 40 feet from the building it services.

Recommendations:
- None

Contact:
- Fred Prather | Fire Dept. | 513-357-7595 | fred.prather@cincinnati-oh.gov

Office of Environmental Sustainability (OES)
Immediate Requirements to move forward with project:
- None

Requirements to obtain permits:
1. If this project will need to include a new City permanent utility easement (i.e., water and/or sewer), then it must receive environmental approval.

Recommendations:
1. The development goal should be to earn at a minimum the LEED Certified rating level.
2. Rooftop solar should be considered in the design as a renewable energy source, which could also go towards LEED Certification.
3. Site parking areas should include electric vehicle charging stations.
4. Bike rack areas should be included in site parking areas.
5. Site areas designated for solid waste collection, such as for a dumpster or trash carts, should also have at least equal space designated for a recycling dumpster or carts in the design.

6. The use of trees in the landscape design should be included to enhance urban forestry.

7. The use of non-impervious surfaces should be maximized to the extent practical in the design.

Contact:
- Howard Miller | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

**Police Department**
Immediate Requirements to move forward with project:
- None at this time.

Requirements to obtain Permits:
- No Comments.

Recommendations:
- None

Contact:
- Matt Hammer | Police Dept. | 513-476-2257 | matt.hammer@cincinnati-oh.gov
- Brandon Kyle | Police Dept. | brandon.kyle@cincinnati-oh.gov

**Health Department**
Immediate Requirements to move forward with project:
- None

Requirements to obtain Permits:
1. No need for Health review for project as proposed.

Recommendations:
- None

Contact:
- Trisha Blake | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

**Department of Transportation & Engineering (DOTE)**
Immediate Requirements to move forward with project:
- None

Requirements to obtain Permits:
1. What information are you needing from an existing Traffic Study? We will research and get you what you need if we have it.
2. Why do you need confirmation from DOTE that no vertical structure will be built on the DOTE parcel? Would like to understand the purpose before any agreements are made.
3. The stairs on Madison Rd need to be set back so that no step or handrail is within 10' of the curb. Permission of some sort will be needed for this.
4. Any work in the right of way will need a DOTE permit
5. Each townhome will be assigned a separate address based on the street it faces. Please contact dteaddress@cincinnati-oh.gov for final addressing.

Recommendations:
- None

Contact:
- Morgan Kolks | DOTE | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings
Immediate Requirements to move forward with project:
- None

Requirements to obtain Permits:
1. Each townhome requires its own application.
2. Buildings cannot be built across property lines.

Recommendations:
- None

Contact:
- Robert Martin | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Department of Community & Economic Development (DCED)
Immediate Requirements to move forward with project:
- None

Requirements to obtain Permits:
- None

Recommendations:
1. Any subdivision of property may affect the project’s eligibility for a Commercial Reinvestment Area tax abatement.
   - A parcel with 4 or more units is eligible for a Commercial CRA
   - A parcel with less than 4 is eligible for a Residential CRA
2. Developer may want to explore the possibility of purchasing the City’s splinter parcel along Ridge and Madison.

Contact:
- Brian Ogawa | DCED | 513-352-6139 | brian.ogawa@cincinnati-oh.gov

Law Department
Immediate Requirements to move forward with project:
1. The proposed stairs and access path is located on City property. Developer will need either a revocable license agreement or an easement to place the stairs and path on City property.

Requirements to obtain Permits:
- None

Recommendations:
- None

Contact:
This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,

Rodney D. Ringer
Development Manager

RDR: rdr
EXHIBIT F

September 9, 2019

Jared Ellis, City Planner
Department Of City Planning
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

To Whom It May Concern:

As the homeowner for over 50 years of the property at 3548 Harrow Ave., I am voicing my disapproval of the proposed zoning change for the property located at 3515 Madison Road and 3526 Madison Park Avenue. This change from RMX and SF-4 to RM 2.0 (Multi Family) will only contribute to more congestion for our area and surrounding streets. The proposal by the developer of 19 units will be a main cause to this congestion, along with the continuing development of Oakley Station.

These rental units will also be a factor to the over abundance of rental property that we already have in proximity to this area. They will also be eliminating the little green space that we have in this area and put additional drain on our infrastructure. Our streets are already overly congested.

Thank you for taking my concerns and consider them when you are making a decision.

Yours truly,

Patricia Stigler
Hi Jared,

We received your letter in the mail regarding the zoning meeting today for the 3515 Madison Road and 3526 Madison Park Avenue properties. We are unable to make the meeting this afternoon, but just wanted to express our thoughts as neighbors to the potential development. We understand that development is good for Oakley and that the former Oakley Masonic Temple lot is a prime location that most likely is going to get developed. We just ask that you consider the following points.

- Madison Park Avenue and the surrounding streets form a nice neighborhood with mostly single family homes (excluding the adjacent Brookstone apartment complex). We think it would be in the best interest of the neighborhood that the development be consistent by creating single family homes for sale, rather than multi family homes for rental. Oakley and surrounding Madisonville have recently seen many rental development options and we would prefer our neighborhood to consistently remain primarily non-rental single family homes.

- We would like to ensure that the development does not encroach on our property and maintains a distance from the property lines that are consistent with typical property zoning rules.

- We would like the city to ensure that there is adequate parking for the development. Madison Park Avenue is already typically lined with cars on both sides of the street in the evening.

We appreciate the city and the developer considering our thoughts as neighbors to the potential development.

Regards,

Eric Roberto
Ellis, Jared

From: Jennifer Buckley <jbuckley@standardtextile.com>
Sent: Monday, September 16, 2019 10:32 AM
To: Ellis, Jared
Subject: [External Email] Zoning Change for Madison Road / Madison Park Ave in Oakley

Importance: High

External Email Communication

I am writing to the City of Cincinnati about this proposal to change the zoning on the currently Masonic Lodge Property in Oakley to Multi- Family RM2.0

We are totally opposed to this proposal and wanted to let our voices be heard...

I have lived in this area my whole life and these changes to build and make more multi family housing in a quiet, friendly neighborhood is becoming overwhelming in many ways....

We have many already multi family buildings within a mile to a mile and half radius of this neighborhood not counting the many new businesses on Madison Road and Vandercar Way area.
This area is becoming a nightmare to drive thru at any time during the day or night and especially on weekends.
These streets—Harrow, Orkney, Camberwell and Madison Park Ave- are not made to handle all of these extra cars and trucks traffic. This becomes a cut thru on days that Ridge and Madison are backed up without adding this multi building to the mix.
This subdivision is meant to handle single family or two family houses and the residents cars. These streets are narrow and barely have enough room for the residence cars to park since more people on these streets have more that one car.

These new multi family buildings are not paying taxes and therefore these are raising our property and city taxes to unbearable amounts causing people to move out of the area since we do not want to live in the area with all of this traffic and buildings. If we wanted to live in a Concrete place we would live downtown or in the intercity...

We are asking you to keep this property to build single family housing if something must go there and stop making these decisions that will in the long run stop the beautification on a quiet and peaceful street and neighborhood.

If you keep building these large multi housing in this area they will all eventually be empty since no one is going to afford to live in them in a few years.
Oakley is always been a great place to live since I have been here for over 50 years and always liked the friendly and quiet neighborhood .

All of these changes are only going to benefit you temporarily but in the long run it will back fire on the people making these decisions now since most of you do not even live in the area or near this.

Most of these multi- family building you have built or are building in Oakley will take away the scenery and cause more and more traffic problems than we already have...

I strongly suggest you rethink this change before making this decision..

Strongly disappointed in the people on the Oakley and City Councils already.

I only hope this has some impact on this decision making process...
thanks for listening... even though I am sure this is already a done deal....

The Buckley Family
Tom, Jennifer and Thomas J
September 4, 2019

To whom it may concern,

Circle Development, represented by Gregg Lund, has presented development plans to the Oakley Community Council on multiple occasions at our public meetings. These development plans are for the former Masonic Temple in Oakley on Madison Park Pl.

During the September 3rd Oakley Community Council (OCC) meeting, the OCC passed the following motion: We move to support the zone change, requested by Circle Development at the Madison Park site, from RMX & SF4 to Rm 2.0 contingent on making a best effort to maintain current oak trees on the property.

This motion passed unanimously.

Sincerely,

Sean Fausto
Zoning Chair
Oakley Community Council